



FREDERICK COUNTY PLANNING COMMISSION

January 12, 2011

TITLE: **Bootjack Springs, Section 2, Lots 9A-9B**

FILE NUMBER: **S574 (AP# 10375)**

REQUEST: **Combined Preliminary/Final Plat**
Requesting major subdivision approval to resubdivide lot 9 into two (2) lots.

PROJECT INFORMATION:

LOCATION: West side of Indian Springs Road, north of Rocky Springs Road
ZONE: Residential (R1)
REGION: Frederick
WATER/SEWER: No Planned Service
COMP. PLAN/LAND USE: Rural Residential

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Patrick L., Jr. and Gina M. Christoff
ENGINEER: Rothenhoefer Engineers, Inc.

STAFF: Mike Wilkins, Development Review Principal Planner II

RECOMMENDATION: **CONDITIONAL APPROVAL**

Enclosures:

STAFF REPORT

BACKGROUND:

This proposed development will create the 38th lot off the original parcel since 1965 and is a major subdivision. Major subdivisions require Frederick County Planning Commission (FcPc) approval per section 1-16-9 of the Subdivision Regulations.

ANALYSIS:

Major Subdivision Requirements

Lots 9A and 9B will front on Indian Springs Road. The 20-foot wide macadam surface of Indian Springs Road meets the Frederick County travel way width requirement for servicing Major Subdivisions.

Access

The Applicant proposes to install a new driveway apron to serve the new Lot 9B. The existing driveway will continue to serve Lot 9A. The entrances meet sight distance requirements and have been approved by Development Review (DPDR) Engineering.

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO):

The subdivision is not subject to APFO. The proposed lot is the 1st lot off of the original 1965 parcel since the adoption of the APFO in 1991.

FOREST RESOURCE ORDINANCE (FRO):

This subdivision is exempt from the FRO. Lot 9A is exempt under the Real Estate Transfer provisions as the lot is already developed and no new development is proposed. Lot 9B is exempt under the Intrafamily Transfer provision as the lot is being created for the use of the owner or a child of the owner.

FINDINGS:

Based upon the discussions in this report, and the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, Subdivision, APFO, and FRO requirements once all Staff and agency comments and conditions are complied with. Should the FcPc approve this major subdivision request, Staff will have no objections to the proposed development.

RECOMMENDATION:

Should the FcPc approve this Application (S574, AP10375) the motion for approval should include the following item:

- Approval of one (1) new lot in a Major Subdivision

Staff recommends that the following items be added as conditions to the approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall add a note to plat stating FcPc approval and date.